

050.A

0001

0026.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

624,100 / 624,100

USE VALUE:

624,100 / 624,100

ASSESSED:

624,100 / 624,100



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 Condo Prime NB Desc: CONDO Total: Spl Credit Total:

No	Alt No	Direction/Street/City
26		RUSSELL PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GONDEK NANCY J	
Owner 2:		
Owner 3:		

Street 1: 26 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511												G5	1.			

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	624,100			624,100			
Total Card		0.000	624,100			624,100	Entered Lot Size		
Total Parcel		0.000	624,100			624,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	456.21	/Parcel: 456.2	Land Unit Type:		

Parcel ID: 050.A-0001-0026.0

!14759!

## PRINT

Date: 12/11/20 Time: 04:34:22

## LAST REV

Date: 12/27/19 Time: 09:03:05

apro

14759

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor: RUSSELL PLACE D Legal Ref: 39343-502 Type: Date: 5/28/2003 Sale Code: Sale Price: 307,550 V: No Tst: No Verif: No Notes: DEEDED ECL. USE PARKING 1 CAR

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1357	Redo Bat	12,900					

## ACTIVITY INFORMATION

Date: 9/27/2017 Result: Measured By: DGM Name: D Mann

Date: 2/2/2004 Result: Inspected By: BR Name: B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Total Card / Total Parcel

624,100 / 624,100

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good			<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>RESIDENTIAL GRID</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>OTHER FEATURES</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>CONDOS INFORMATION</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>REMODELING</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>RES BREAKDOWN</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>DEPRECIATION</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>CALC SUMMARY</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>COMPARABLE SALES</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>SUB AREA</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>SUB AREA DETAIL</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>IMAGE</b> </div>				<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>GENERAL INFORMATION</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>INTERIOR INFORMATION</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>MOBILE HOME</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>SPEC FEATURES/YARD ITEMS</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>PARCEL ID</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>SKETCH</b> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>AssessPro Patriot Properties, Inc</b> </div>															
Sty Ht: 0	- 1 St condo			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1	- Concrete			A 3QBth:	Rating:																						
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																						
Prime Wall: 2	- Clapboard			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct: 1	- Gable																										
Roof Cover: 1	- Asphalt Shgl																										
Color: GRAY																											
View / Desir:																											
<b>GENERAL INFORMATION</b>				<b>INTERIOR INFORMATION</b>				<b>MOBILE HOME</b>				<b>SPEC FEATURES/YARD ITEMS</b>															
Grade: B-	- Good (-)			Location:				Total Units:				Floor:				Total:											
Year Blt: 2003	Eff Yr Blt:																										
Alt LUC:	Alt %:																										
Jurisdct: G5	Fact: .																										
Const Mod:																											
Lump Sum Adj:																											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.8 %			Exterior:				No Unit	RMS	BRS	FL	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	3	1		GLA	Gross Liv Ar	1,368	240.230	328,641							
Sec Int Wall:				Economic:				Additions:																			
Partition: T	- Typical			Special:				Kitchen:																			
Prim Floors: 3	- Hardwood			Override:				Baths:																			
Sec Floors: 4	- Carpet			Total: 50 %	4.8 %			Plumbing:																			
Bsmnt Flr: 12	- Concrete							Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar:								General:																			
Electric: 3	- Typical																										
Insulation: 3	- Typical																										
Int vs Ext: S																											
Heat Fuel: 2	- Gas																										
Heat Type: 15	- H.V.A.C																										
# Heat Sys: 1																											
% Heated: 100				% AC: 100																							
Solar HW: NO				Central Vac: NO																							
% Com Wall:				% Sprinkled:																							
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:				<b>PARCEL ID</b>			
<b>SPEC FEATURES/YARD ITEMS</b>																050.A-0001-0026.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:				Total Special Features:				Total:																		